



Trelissa

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Clyst St Mary, Exeter, Devon, EX5 1AS



Topsham 2.5 miles
Central Exeter 6 miles
Exmouth beach 7 miles

A beautifully presented, multi-generational home with extensive gardens on the edge of Exeter

- Easy excess to Exeter and M5
- Beautifully presented throughout
- Multi-generational use
- 2-bedroom annexe
- Extensive gardens
- Double garage & parking

Guide price £650,000

SITUATION

The property is situated along the A376 between the villages of Clyst St Mary and Clyst St George. There are six Clyst parishes in the Clyst Valley and it has a strong village community with public houses, post offices and stores, an excellent primary school at Clyst St George and bus services to Exeter, Exmouth and Sidmouth. The university and cathedral city of Exeter has an extensive range of facilities and amenities befitting a centre of its importance including excellent shopping, dining, theatre, hospitals, and sporting and recreational facilities. At Exeter there are mainline railway stations to Waterloo and Paddington as well as an international airport with daily flights to London.

DESCRIPTION

Trelissa is a unique and substantial home suitable for multi-generational living. The property has been developed by the current owners from a two bedroom bungalow to a generous four bedroom family property with attached two bedroom annexe. The versatile accommodation is beautifully presented.

ACCOMMODATION

Via a storm porch, the spacious entrance hall provides stairs to the first floor with storage beneath. To the right is a study/4th bedroom with a front aspect. To the left is a charming snug or family room with a front aspect. Shower room. The formal sitting room has a dual aspect with a bay window and double doors to the rear garden, a feature fireplace with an inset wood burner and a hidden door to the annexe. The spacious entertaining area and heart of the property is the open plan living room incorporating the kitchen, dining area and living room. The kitchen has a front aspect with matching base and wall units, breakfast bar, induction hob, double oven, integrated dishwasher and

space for a fridge/freezer. The kitchen is open to the dining area and through to the living room which has a rear aspect with patio doors to the garden. Off the living room is a utility room which offers base and wall units, sink and space for appliances.

The first floor landing provides eaves storage. The master suite has a rear aspect with double doors to a balcony, fitted wardrobes and an en suite shower room. Bedrooms 2 & 3 have a side aspect. Family bathroom.

THE ANNEXE

The annexe is attached to the main house with both internal and external access. The accommodation provides 2 bedrooms, an open plan sitting room/kitchen and a shower room. The annexe has the benefit of its own rear garden arranged with a decked patio area and lawn.

THE GROUNDS

To the front of the property is a generous gravelled parking area for several vehicles and a detached double garage (with power and light 20'9 x 17'10). The rear garden provides a wonderful arrangement of large areas of lawn, raised flowerbeds, a selection of trees and a delightful paved patio plus a glorious tree house. Overall the property amounts to about 0.34 of an acre.

SERVICES

Mains electricity, mains water and private drainage. Gas-fired central heating.

DIRECTIONS

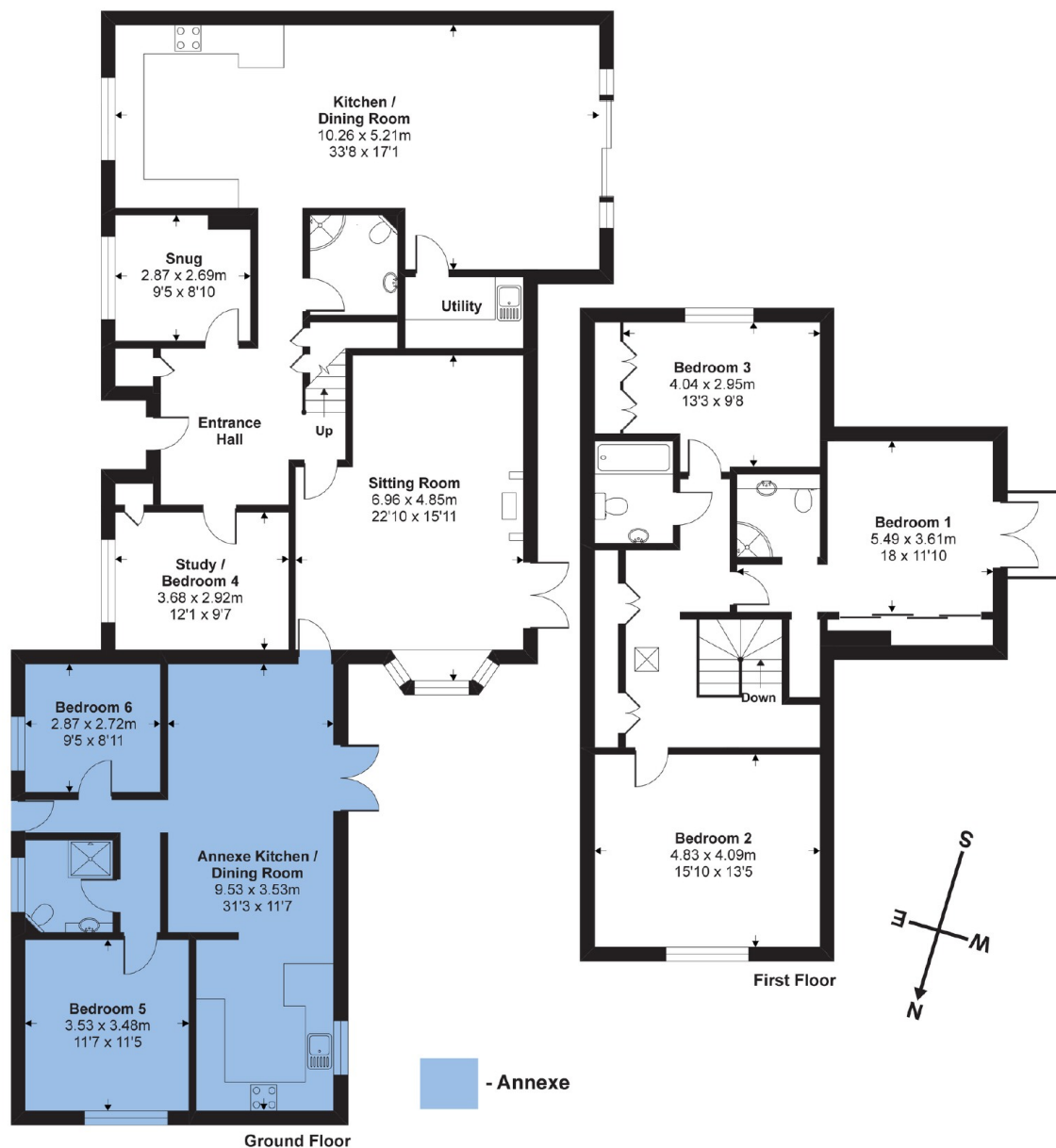
From Junction 30 of the M5 motorway proceed on the A376 signposted Exmouth/Sidmouth. At the roundabout, turn right signposted Exmouth. Continue to the next roundabout, taking the 4th exit to come back towards Exeter and the M5, pass the petrol station and the property is located on the left.



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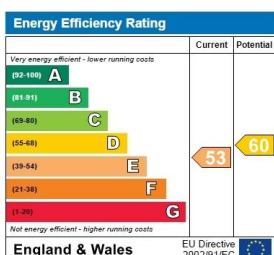
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Approx. Gross Internal Floor Area
269.5 Sq Metres 2901 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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